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THE CITIZENS COMMITTEE TO SAVE THE CITY OF PARIS BUILDING PRESENT



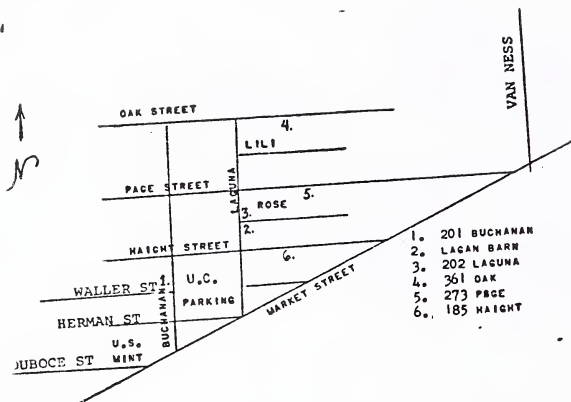
5 LANDMARKS AND A BARN !

A HOUSE TOUR IN THE MINT HILL NEIGHBORHOOD OF SAN FRANCISCO
SUNDAY, JUNE 1, 1975 1-5PM

201 Buchanan Legan Barn 202 Laguna 361 Oak 185 Haight

[Handwritten signatures and initials are present over the list of addresses.]

PROCEEDS TO BENEFIT THE CITY OF PARIS DEFENSE FUND



THE AREA:

Mint Hill was coined in 1972 by neighbors who formed the Mint Hill Restorative Society. "Mint" stands both for "the Mint" which was built in the 30's, and also from the Spanish settlement of Yerba Buena, so named because of the "good grass" which grew on the Bay side slopes of the hills - the grass being in part a wild mint which may still be spotted in the area. This area has also been known by the names "North of Market" and Lower Buena Vista.

The first major structure in the area was the Protestant Orphanage erected about 1850 on the site of what is now U.C. Extension. Following the degradation of Rincon Hill (with it's fashionable South Park, the city's first principal residential area) some San Franciscans selected Mint Hill as the site for their homes. Prior to this fashionable invasion however, the neighborhood was dotted with a few houses and farms.

201 BUCHANAN MS. JO HANSON

HISTORY: The house was built during 1882 by John Nightengale, Sr.; records of the Water Dept show that service was first applied for on January 22, 1883. Nightengale was one of the chief builders of the neighborhood, but this "cottage" is all that remains of the extensive holdings of the family in the vicinity.

A well-known San Franciscan, Nightengale was a real-estate dealer and manager of property, a Forty-Niner and President of the Society of California Pioneers, an early San Francisco Alderman and one of the trustees of the Lick Estate. He is said to have been the selector of the site of the "New" City Hall, erected after 1870 on the site of the Yerba Buena Cemetery (bounded by McAllister, Larkin, Grove & Hyde Streets) and destroyed dramatically in 1906. He was also the prime mover in settling the titles of private landholders in the famed Outside Lands controversy of the 1860's, securing through Senator Felton passage of the Congressional Act on the subject. Nightengale died in 1912.



ARCHITECTURE: By an unknown architect, this house is a masterpiece of the East-Lake Style which also incorporates elements of the Carpenter Gothic, Second Empire and late Italian Villa styles. Specifically, its low-high-low rhythm is accentuated by strongly-marked vertical elements which provide striking contrast against the generally horizontal appearance of the building.

The basic architectural elements are an oblong ground plan, prominent carved gables, strongly projecting eaves, a square Mansarded central tower, a steeply pitched roof and projecting bays, both square and slanting. Decorative elements are primarily attached to the striking projections from the house, rather than being applied to the walls.

The gables, over the bays and central tower, have heavy eaves and ornately carved bargeboards with dependent finials. Brackets support the bargeboards and eaves. The slanted bay south of the entry porch is supported by a pedestal resembling fan-vaulting in wood. The porch itself is inset below the central tower, covered by the projecting pitched roof, protected by a rail with spindle balusters and flanked by two columns on either side, one round and one square. Along the street frontage of the property runs a wrought-iron lacy rail, topped by arrow-like spiked heads.

Fenestration of the stories varies; the main floor windows are rectangular, while those of basement, attic and tower suggest the Gothic style, being arched and slightly pointed, with faint eye-brow moldings and vertical Stick-style strips alongside. The walls are primarily of shiplap timber, but board and batten also appears, and under the gables fish-scale shingles take over.

(from the LANDMARK ADVISORY BOARD, REVISED CASE HISTORY REPORT, April 19, 1972)



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INTERIOR: Strikingly different from most Victorians, the large central foyer with birchbone wainscotting (repeated from the exterior) leads directly to the principal reception rooms. To the left is the double parlor. Notice the unusual faux-marble enamelled fireplace mantles. Off both parlors is a sunroom, which was originally equipped with plumbing for use as an indoor garden. Ms. Hanson, an artist, uses the parlors as a gallery: currently she has displayed part of the show she held recently at the Corcoran Gallery in Washington, D.C. "Crab Orchard Cemetery". On the country chest in the back parlor is part of her "Blockhead" series. The dining room, to the right of the foyer, is now used as sitting room. Beyond is the large kitchen-den, which was converted from the old kitchen, pantry & serving area. Through the right doorway you may step into the studio (The adjacent garden contains clumps of mint, mentioned in the area history). The attic area, used as sleeping areas, was sheet-rocked until recently; now removed to expose the battens, in the north wing notice the initials and date carved into one of them....possibly done by the carpenter working on the house?

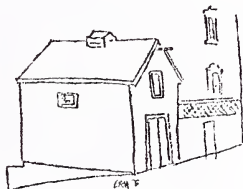
But where were the bedrooms? Originally they were downstairs, the principal ones facing the south garden! They exist now as a separate apartment.

THE LEGAN BARN (corner of Laguna & Rose Alley)

Thomas Welsh designed this barn, a simple rectangular structure, whose hayloft door and square louvred cupola (used for ventilation) are still intact. (from HERE TODAY, p.277) Originally a gold leaf flagpole surmounted the cupola - the pole may be seen in the barn.

In analyzing most of the buildings you will see today we have used the format of the Landmarks Advisory Board. But this barn, and the house to which it is dependent, seems best described by a member of the family which have owned the property since it was built. In intertwining house and family we hope to impart a very real, alive case history.

Thomas Welsh, the barn's architect, had a daughter who married Richard Costello (of the O'Conner, Moffitt Dept. Store - now Macy's). He was a good friend of Farrell McMorry (pronounced McMurrey), the Legan's grand father. Farrell was born in Ireland, moved to Boston, and then to Sacramento in the 1850's where he was a businessman dealing in fine leather goods - boots and shoes. His brothers in Boston were ship-chandlers (out-fitters) and assisted Farrell in trans-shipment of goods west. In order to marry his sweet-heart, Mary Keaney, her brothers insisted that he return to Boston, which he did; both returned to Sacramento but in the 1870's they moved to San Francisco (he never engaged in trade thereafter). They first lived at Mission and Lafayette. The house at 193 Haight was begun in 1883 and the water records indicate a connection being made August 6, 1884. Farrell and Mary had one child, Mary Kathleen (Katie). She married John Legan M.D. in 1889. He was an Irishman, educated at the Royal College of Physicians and Surgeons, Dublin. Farrell had heard of his arrival in San Francisco and invited him to dinner. Farrell had built the house with the hopes that whomever married Katie would live there. His matchmaking proved successful, for Katie and John married and had four children - John Farrell, Hugo, Grace and Alice. Farrell McMorry died a year and a half after the marriage.



THE BARN Of the three horse stalls only two remain. The last two horses, always mares, were named Stella and Fanny (Stella because of a star on her head and Fanny, well.....) The last horse and cow were kept until 1910. The inspection reports of the water department of 1/18/13 clearly state: "Horse and cow both gone" and the

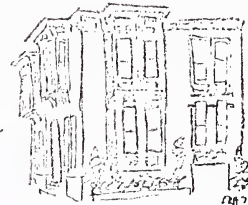
rates were changed to reflect their passing. "Stella never went into the backyard as the clotheslines offended her. She had a private door to the adjacent property which she shared with the cow. A Portuguese drayman, Mr. Cruse, brought a fresh milk-giving cow regularly from a pasture on Twin Peaks, coming down Market in a cart, hence up Laguna. The last coachman, Thomas Greenwood, milked the cow in the mornings and exercised the doctor's horse. Dr. Legan only used his buggy for house-calls in the morning. His office and drugstore were located in the lower level of the house after the fire."

Hay would be brought in by two men with pitchforks. The harness racks are still intact. The grain bin, now removed, had three sections - one for the horse's oats, one for the cow's bran, and one for a mixture of bran mash and alfalfa. The hay was removed only a few years ago as were the gaslights. Do you see the rat traps? That is another story:

"After the fire an epidemic of plague was feared. Rats had fled from the burning area to the east, and had infested the Legan's barn. A Dr. Gerald Fitzgibbons, who owned the house and barn directly across the street joined other neighbors to rid the area of rats. Using his three Dalmatians (which were often used as "ratters"), sticks and by gaslight this was done. Dr. Legan visited his patients as usual the day of the quake. That afternoon an Army officer came to the door, warning that the fire was coming up Market, and that several blocks may have to be dynamited, including their block. The children were advised to sleep in their clothes as they might have to leave suddenly. Army men were quartered in the barn and at 2AM the alarm was given and the family fled. As they left the house the children remember the cable car barns at Haight and Market in flames and the windows of their house buckling due to the intense heat!"

202 LAGUNA DR & MRS DANIEL BAKER

HISTORY: Water was turned on November 13, 1884 for the owner, Mrs Mary A. Haynes. City Directories indicate that she had been a widow for at least 15 years prior to her moving to the house. She was a milliner and a dress-maker. She lived in the house until 1889, at which time she either died or sold the house. The 1890 Directory lists the new owner as Joseph Andres, a brewer with a business located in the Mission. He was still listed in the 1905 Directory but the Blockbook of 1906 lists a Dor'a Andres as owner, while the Directory lists several residents (possibly Joseph died or was killed in the fire, and the house was rented out by his wife?). The next owner was Daniel C. Coglin, a clerk for the City Attorney. Also listed are Dennis M Coglin (with the Tax office), Henry J Coglin (a machinist), John K Coglin (an attorney for PG&E) and Lester D Coglin (a carpenter). In 1921 the house sold to Roscoe Day, a contractor who was also in the real estate business. The Day family maintained the house until 1972, at which time it was sold to Dr. Baker.



ARCHITECTURE: The house is principally in the Stick style, with simple applied decorative effects associated with that style. The most unusual floor plan incorporates a central hall lends itself to a beautifully balanced facade. The ground floor having windows flush with the walls and those on the second level protruding in a square bay with simple Stick ornamentation between the brackets of the cornice.

INTERIOR: The original sliding doors between the double parlors have been removed, to be replaced by french doors. The mantle in the back parlor, period to the house replaces one of wood installed in the 20's. All fixtures in the house are working gas or gas/electric combinations! These have been installed by the

Baker's with the assistance of Gabriel Sheridan. The beautiful over-mantle mirrors are also recent additions. Please notice the pair of imaginary California landscapes by Shaffer which the Baker's have had restored. They are typical of a practice of the era - an artist would go to the countryside, here Yosemite, and do many sketches. Back in his studio he would create paintings based on a composite of these drawings. (There is one in each of the parlors.)

361 OAK MR. HAROLD ELBERG

HISTORY: Water records indicate that service was initiated May 4, 1869 for the William J. Meagher Estate (thus making it the oldest house known in the area). City Directories indicated that none of the Meaghers (Wm J., Michael, or John M.) ever resided there. Block books of 1895, 1906 and up to 1917 show the owner as "Michael Meagher (William J. Meagher Estate)". The City Directory of 1895 lists Michael as "Capitalist", associated with the William J. Meagher Insurance Co., while his son Thomas M. was listed as employed at the Customs House. Water Dept. records show a change of status in 1913 to a boarding house. In 1917 the house was sold to Charles Miller, who continued to rent it out (it seems always to have been rental property!). According to the Legan family they knew the house as the McCarthy house, having been childhood friends of the McCarthy's two daughters. The S.F. Directory of 1905 lists a Mr. Florence McCarthy (a salesman with the Shea Boequeraz Co.) as residing there. Earlier directories have different addresses for them, which suggest street number changes similar to those on the odd side of Haight. Charles Miller, Owner from 1917 til 1974 called it the "Dent Home". He stated that the relations of Julia Dent Grant (wife of President Grant) had resided there. A City Directory for 1871 shows a George Dent as residing at 313 Oak, and later at 321. This could authenticate the claim, considering again the nimeric changes on the odd side of the street. Additional support is lent by the fact that George Dent worked at the Customs House as did Thomas Meagher, and could of known of the availability of the house through this working association. Further investigation may totally substantiate Mr. Miller's claim.



ARCHITECTURE: The house is typically "Farmhouse Victorian", being somewhat "T" shaped with a peaked roof at right angles. In it's simplicity it resembles many farmhouses in New England and the midwest. At one time a balustrade enhanced the front porch; it was removed in the 20's and not reinstalled in the recent renovation.

The most striking interior feature is the magnificent curved staircase with it's glass skylight. The front parlor boasts an incredible hand-painted decoration on ceiling and upper walls as well as great anaglyphia (rosettes). A curious fact to take notice of: There are no fireplaces on the main floor or the front section of the second floor, nor is there any indication that there ever were any! Possibly the house used only pot-bellied cast iron stoves which were exhausted into flues flush in the walls - these flues do exist. In the rear of the house there are two fireplaces with marble mantles. These may have been installed by someone retaining these rooms at a later time. As you leave please note the wonderful bracket support detailing on the back porch.

273 PAGE MR RICHARD HODGE

HISTORY: The entire block upon which this house stands (Page, Octavia, Haight & Laguna) was first deeded and sold several times in 1859. The first owner of the block was a Joseph Lyon who sold it to Thomas Hayes (of the Hayes Valley family). He then sold the entire parcel to a William F Cashman for \$997.50! In 1867 a Ann

Dyer sold it to John G. Bray as a quick-claim deed. On August 7, 1877 a Joseph Clement subdivided the block and sold the single lot to Richard Henry Jr. who built the house. (Water service was inaugurated September 1, 1878). He and his wife Mary sold to Joseph Grove Demming August 3, 1883. Mr Demming was associated with the Demming & Palmer Milling Co. The 1906 Block book shows the owner as Mary A. Demming (now a widow?). On April 13, 1921 the house was deeded to John & Jessie Demming Axel. John Briske MD bought the house from the Widow Axel. He sold it in 1967 to John Aldrich, a past president of the A.I.D., who in turn sold to the present owner in 1972.



ARCHITECTURE: Though the first house on the block the architect (unknown) anticipated neighbors shortly; hence it is a typical row house with decorative elements embellishing the facade only. The house is Italianate, incorporating Corinthian capitals on the supporting porch columns, with a balustrade above surmounted by urn-shaped finials. The slanted bay with it's individually arched windows is interspersed with a Corinthian colonnade. There is garlanding above all the windows. The roofline is flat above the cornice, broken only by the crest above the bay with it's smiling gargoyles! The terazzo porch is a later addition, but exactly duplicates the original of wood.

INTERIOR: Upon entering please notice the original newel post. The light fixture atop is typical, but not original. The large double parlor is delineated only by brackets and a broken ceiling line, rather than the typical sliding door treatment or the occasionally used Corinthian columns. The fireplaces are in the early California Mission style; these were added after the quake as the originals were badly damaged. In the dining room note the large gas chandelier - typical but installed recently - brought from New Orleans. In the hall the cobalt glass skylight is original. In the Master suite on the second floor the original gas fixtures have been altered only by the addition of new globes. In the hall notice the original enunciator, electric starter switch for the gas lights, along with the original electric light switches. The second bedroom contains a marvelous Louis XV style Victorian bedroom suite. As you pass down the back stairway note the original swinging gas fixture. As you pass the kitchen look to the far wall: there is an enunciator register which would indicate to the servants by whom they were being summoned.

185 HAIGHT ROMILDO & CHEREL SCOLARI

HISTORY: The permit for the water connection was issued on June 10, 1873. Built during 1872 it is known to be the oldest house on that block of Haight Street. It is often referred to as "the old farmhouse". Originally designated 123, this number was changed to 137 when the water was connected. On November 30, 1909 it was changed to 145, and later to the present 185. The first owner, Henry J. Buneman paid \$2,900 for the house. He was in the wholesale liquor business with an establishment on Commercial Street. In 1893 the house was registered to Albert Buneman, Henry's son. The house was sold sometime in 1902-1903 to Edward J. & Margaret Creeley. Edward was a veterinary surgeon (His son Andrew still maintains a practice on Golden Gate Avenue). In 1909 Edward split the property and build three flats next door. The Creeley's sold the house in 1938. Since that time it has had ten owners.



ARCHITECTURE: The house is early falc-front Italianate. The cornice is bracketed with frieze panels interspersed. on this house the roof extends above the main cornice. The window trim is relatively simple, somewhat contrasting with the more ornate porch. Originally a simple recessed portico, this was extended and lovely Corithian capped columns added

INTERIOR: As you enter you will notice the original free-standing staircase. To the left is the parlor followed by the dining room. The floor plan of the two rooms (together are L shaped) is somewhat atypical - most instances having both rooms of similar dimensions. This was the pattern for a farmhouse of the period. The sliding doors were removed in the 40's. In both room the rosettes are original, but the marble mantles, though period, are replacements. On the second floor notice the glass transoms above the north and south doorways. These were used as early day "air-conditioning", opened to permit the northwesterly breezes to waft through the house. The beautiful grey marble mantle in the master bedroom is also a replacement. You will notice that the back two rooms (one now a bathroom) are much smaller than those to the front of the house, as well as the fact that they are separated by a doorway. Most likely these were used as servant quarters, a contention supported by the existence of the back stairway leading up from the kitchen and serving areas of the house.

The house was plagued by fires and in the 40's the major portion of the rear burned. The kitchen and adjacent family room have been remodeled since then. One thing from the early days survives here however: Notice the brown doorknob on the back door - it was considered a symbol of good luck!

